SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ):	Cambridge	**State:**	MA
PJ's Total HOME Allocation Received:	$17,319,075	**PJ's Size Grouping*:** B	**PJ Since (FY):** 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):* Group B	Overall
			PJs in State: 19			
Program Progress:						
% of Funds Committed	93.82 %	98.07 %	17	96.48 %	27	29
% of Funds Disbursed	87.56 %	93.46 %	17	89.00 %	35	36
Leveraging Ratio for Rental Activities	11.51	8.28	1	4.81	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.50 %	1	83.25 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	76.41 %	76.94 %	12	70.99 %	53	52
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	73.47 %	82.18 %	17	81.75 %	20	23
% of 0-30% AMI Renters to All Renters***	39.29 %	51.37 %	17	45.84 %	35	36
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	99.49 %	97.78 %	10	96.12 %	53	53

Overall Ranking:		**In State:** 14 / 19	**Nationally:**	63	64

HOME Cost Per Unit and Number of Completed Units:

Category	PJ	State Average		Nat'l Average	Units	Overall %
Rental Unit	$35,867	$28,167		$27,889	196 Units	48.90 %
Homebuyer Unit	$25,357	$16,610		$15,632	197 Units	49.10 %
Homeowner-Rehab Unit	$15,438	$15,715		$21,037	8 Units	2.00 %
TBRA Unit	$0	$4,145		$3,206	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to $3.5 million (59 PJs)

B = PJ's Annual Allocation is less than $3.5 million and greater than or equal to $1 million (216 PJs)

C = PJ's Annual Allocation is less than $1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Cambridge   MA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	$172,939	$202,128	$26,988
State:*	$155,501	$105,212	$23,795
National:**	$99,461	$78,568	$23,907

CHDO Operating Expenses: (% of allocation)
- **PJ:** 1.2 %
- **National Avg:** 1.2 %

R.S. Means Cost Index: 1.19

RACE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	40.8	30.5	50.0	0.0
Black/African American:	33.7	37.6	50.0	0.0
Asian:	5.1	7.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.5	0.0	0.0	0.0
Other Multi Racial:	1.5	7.1	0.0	0.0
Asian/Pacific Islander:	0.5	5.1	0.0	0.0

ETHNICITY:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	17.3	12.2	0.0	0.0

HOUSEHOLD SIZE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	32.1	12.7	25.0	0.0
2 Persons:	26.5	17.3	50.0	0.0
3 Persons:	25.0	27.9	12.5	0.0
4 Persons:	13.3	24.4	12.5	0.0
5 Persons:	2.6	13.7	0.0	0.0
6 Persons:	0.5	2.5	0.0	0.0
7 Persons:	0.0	1.0	0.0	0.0
8 or more Persons:	0.0	0.5	0.0	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	32.7	14.7	25.0	0.0
Elderly:	5.6	2.0	37.5	0.0
Related/Single Parent:	37.8	35.5	37.5	0.0
Related/Two Parent:	17.9	46.2	0.0	0.0
Other:	5.6	1.5	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

	Rental %	
Section 8:	61.7	2.0 #
HOME TBRA:	0.5	
Other:	4.1	
No Assistance:	33.7	

# of Section 504 Compliant Units / Completed Units Since 2001 207

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Cambridge   **State:** MA   **Group Rank:** 63
(Percentile)

State Rank: 14 / 19 PJs   **Overall Rank:** 64
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	76.41	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	73.47	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	99.49	
	"ALLOCATION-YEARS" NOT DISBURSED***	> 2.415	1.86	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)   Page 3